

SDR-25968 - Staff Report Page Three  
February 28, 2008 - Planning Commission Meeting

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.08, the following development standards apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	6,920 SF	Y
Min. Lot Width	100 Feet	70 Feet	Y*
Min. Setbacks			
• Front	20 Feet	26.6 Feet	Y
• Side (east)	10 Feet	6.42 Feet	Y**
• Side (west)	10 Feet	16.6 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	21.2%	Y
Max. Building Height	2 stories/35 feet	12.7 Feet	Y
Trash Enclosure	No	Access off street	Y
Mech. Equipment	Screened	Not provided	N

\* The lot width is legally non-conforming.

\*\* The existing building to which the addition is attached met the setbacks at the time of its construction; therefore it is legally nonconforming.

*Pursuant to Title 19.12, the following landscape standards apply:*

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	1 Tree	1 Tree	Y
Buffer: Min. Trees (south, east and west)	1 Tree/30 Linear Feet	11 Trees	Zero Trees	N
Buffer: Min. Trees (north)	1 Trees/20 Linear Feet	4 Trees	Zero Trees	N
<b>TOTAL</b>		16 Trees	1 Tree	N*
Min. Zone Width (south/front)	15 Feet		Zero Feet	N*
Min. Zone Width (north/rear and west side yard)	8 Feet		Zero Feet	N*
Min. Zone Width (east side yard)	6.42 Feet		Zero Feet	N*
Wall Height	6-8 Feet		6 Feet	Y

\* A waiver of landscape buffer standards along the north, south east and west property lines is requested.

Submitted after final agenda

Date 2/28/08 Item 34.

DC